031.A	0006	0065.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,057,200	/	1,057,200
USE VALUE:	1,057,200	/	1,057,200
ASSESSED:	1,057,200	/	1,057,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65	-67	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #: 65

Owner 1:	MCDONOUGH MATTHEW C
Owner 2:	MCDONOUGH MARIA
Owner 3:	
Street 1:	65 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	210-212 BROADWAY ARLINGTON LLC -
Owner 2:	-
Street 1:	13 TECH CIR
Twn/City:	NATICK
St/Prov:	MA Cntry:
Postal:	01760

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1930, having primarily Vinyl Exterior and 2552 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,053,900	3,300		1,057,200
Total Card	0.000	1,053,900	3,300		1,057,200
Total Parcel	0.000	1,053,900	3,300		1,057,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.26 | /Parcel: 414.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 421585
GIS Ref:
GIS Ref:
Insp Date: 04/29/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 031.A-0006-0065.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!16656!

PRINT

Date	Time
12/11/20	06:13:56

LAST REV

Date	Time
08/11/20	14:16:33
apro	

PAT ACCT. 16656

USER DEFINED

Prior Id # 1:	22102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
210-212 BROADWA	74784-36	2	6/1/2020		1,100,000	No	No		
STYFFE DENISE	72238-57	1	2/15/2019		975,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
4/29/2020	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8446																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.5	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.73510969
Const Adj.:	0.99980003
Adj $ / SQ:	180.066
Other Features:	71393
Grade Factor:	1.33
NBHD Inf:	1.50000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1059188
Depreciation:	5296
Depreciated Total:	1053892

COMMENTS

Master Deed 74510:33.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	359.23
Special Features:	0	Val/Su Net:	412.97
Final Total:	1053900	Val/Su SzAd	412.97

SKETCH

UnSketched SubAreas:
GLA: 2552,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,552	180.070	459,528
Net Sketched Area:		2,552	Total:	459,528
Size Ad	2552	Gross Are	2552	FinArea 2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.A-0006-0065.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc